159.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,071,300 / 1,071,300
					USE VALUE:	1,071,300 / 1,071,300
					ASSESSED:	1,071,300 / 1,071,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
216		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRILLO TRAVIS
Owner 2:	
Owner 3:	
Street 1:	216 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCCARTHY ROBERT D & -
Owner 2:	HERNANDEZ/MCCARTHY BLANCA R -
Street 1:	216 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1925, having primarily Wood Shingle Exterior and 2356 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	662,300		409,000	1,071,300
Total Card	0.149	662,300		409,000	1,071,300
Total Parcel	0.149	662,300		409,000	1,071,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.71 | /Parcel: 454.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105772
GIS Ref:
GIS Ref:
Insp Date: 05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	662,200	0	6,500.	409,000	1,071,200	1,071,200	Year End Roll	12/18/2019
2019	101	FV	511,800	0	6,500.	409,000	920,800	920,800	Year End Roll	1/3/2019
2018	101	FV	511,800	0	6,500.	344,700	856,500	856,500	Year End Roll	12/20/2017
2017	101	FV	511,800	0	6,500.	315,500	827,300	827,300	Year End Roll	1/3/2017
2016	101	FV	511,800	0	6,500.	268,800	780,600	780,600	Year End	1/4/2016
2015	101	FV	447,600	0	6,500.	233,700	681,300	681,300	Year End Roll	12/11/2014
2014	101	FV	447,600	0	6,500.	216,200	663,800	663,800	Year End Roll	12/16/2013
2013	101	FV	447,600	0	6,500.	205,700	653,300	653,300		12/13/2012

!12419!

PRINT: Date 12/11/20 | Time 02:30:36

LAST REV: Date 06/19/18 | Time 12:14:06 | mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12419

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY ROBERT	67676-597		7/25/2016		865,000	No	No		
BLAKE NOEL & MI	64193-427		9/5/2014		810,000	No	No		
BOBAY YVERRE,	59856-297		8/1/2012		715,000	No	No		
CONNOR MARK--ET	37403-468		12/18/2002		644,000	No	No		
CONNOR MARK/ETA	27889-491		11/20/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	105772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2010	2203	Re-Roof	8,395					
10/16/1997	623		1,000					ADD 2 FIREPLACES
7/15/1994	348	Addition	15,000					2 ST ADD 16X23
7/15/1993	324		2,000					REMODEL FOYER

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	TTL REFUSAL	BS	Barbara S
10/16/2008	Meas/Inspect	345	PATRIOT
5/8/2000	Meas/Inspect	276	PATRIOT
4/9/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.90	7			Topo	-5					408,973						409,000	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,973 | Spl Credit | Total: 409,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19916320
Const Adj.:	1.00989902
Adj $ / SQ:	151.379
Other Features:	112327
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694272
Depreciation:	31936
Depreciated Total:	662335

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1994
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

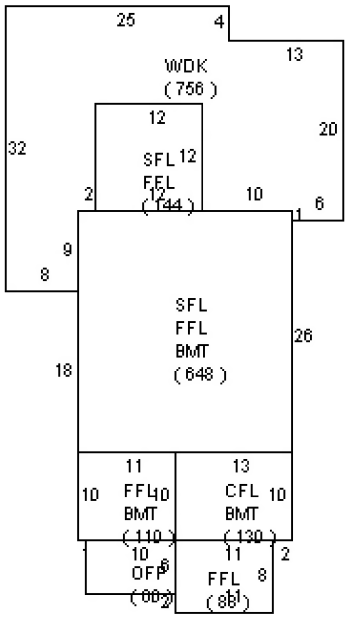
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	221.01
Special Features:	0	Val/Su Net:	183.16
Final Total:	662300	Val/Su SzAd	346.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	151.380	149,865
BMT	Basement	888	72.660	64,524
SFL	Second Floor	792	151.380	119,892
WDK	Deck	756	7.400	5,591
CFL	Cathflr	130	158.950	20,663
OFP	Open Porch	60	44.440	2,666

Net Sketched Area:	3,616			Total:	363,201
Size Ad	1912	Gross Are	3616	FinArea	2356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	G	GD	1980	0.00	T	23.4	101						

PARCEL ID

159.0-0006-0001.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	